

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
NOVEMBER 4, 2009

The Regular Meeting of the Exeter Township Planning Commission was held on Wednesday, November 4, 2009 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Donald R. Wilson, Chairman
Paul L. Schwartz, Vice Chairman
John W. Bittig, Secretary
Richard Littlehales

ABSENT: Gary L. Shane
Greg T. Unger
William Rush

OTHERS IN ATTENDANCE: Craig Peifer, GVC Consulting Engineer
Cheryl Franckowiak, Zoning Officer
Linda Cusimano, Recording Secretary

1. MINUTES

MOTION BY Mr. Schwartz, seconded by Mr. Bittig, to approve the minutes of the October 6, 2009 Planning Commission Meeting as presented. The motion carried unanimously.

2. AGENDA

MOTION BY Mr. Bittig, seconded by Mr. Schwartz, to approve the agenda of the November 4, 2009 Planning Commission meeting. The motion carried unanimously.

The following business was discussed:

3. RITE AID PHARMACY – FINAL PLAN – Bill Colby – Darryl Kirsch

GVC reviewed the Rite Aid Pharmacy Final Plan (reference letter dated November 3, 2009).

- The Engineer has requested and is waiting for the “will serve” letters from the Sewer Authority and the water company.
- The Sewage planning module has been submitted to DEP and is waiting for the response letter.
- Mr. Colby will provide copies of the signed easement agreements with the neighboring properties as soon as he receives them.
- The Engineer will provide the waiver request notes on the plan.
- The Engineer was expecting the E & S approval letter.
- The Engineer will show where the fire department connection will be located on the building.
- The developer is waiting for PennDOT HOP approval.

MOTION BY Mr. Littlehales, seconded by Mr. Schwartz to recommend the Board of Supervisors grant approval for the Rite Aid Pharmacy Final Plan subject to addressing all outstanding items listed in the November 4, 2009 GVC review letter. The motion carried with Mr. Bittig, Mr. Littlehales, Mr. Schwartz voting in favor and Mr. Wilson voting opposed.

4. **EXETER TOWNSHIP ELEMENTARY SCHOOL – FINAL PLAN** - Grant Smith

GVC reviewed the Exeter Township Elementary School Final Plan (reference letter dated October 30, 2009).

- The Engineer is waiting for E & S control approval and expects that within two weeks.
- The Engineer is waiting for PennDOT HOP approval and also what improvements PennDOT wants to see at the Shelbourne Road, Oley Turnpike Road and Boyertown Pike intersection.
- The Engineer will complete the improvements agreement costs list.
- The Engineer will show how the groundwater will be collected and where it will be discharged.
- Mr. Bittig requested that the stormwater design be modified to eliminate or reduce the surcharge noted in the GVC review letter.

MOTION BY Mr. Schwartz, seconded by Mr. Littlehales to recommend the Board of Supervisors grant approval for the Exeter Township Elementary School Final plan subject to all outstanding items in the October 30, 2009 GVC review letter being addressed. The motion failed to carry with Mr. Schwartz voting in favor and Mr. Wilson, Mr. Littlehales, Mr. Bittig voting opposed.

The Planning Commission agreed that they did not see any major design issues with the site/land development plan and all outstanding issues are with outside agencies. The Planning Commission wanted to see what was going to be done with the Shelbourne Road, Oley Turnpike Road and Boyertown Pike intersection before recommending approval to the Board of Supervisors.

5. **ORDINANCE REVISIONS**

The Exeter Township Zoning Ordinance, SALDO and Tree Ordinances were discussed.

MOTION BY Mr. Bittig, seconded by Mr. Schwartz to pass along the Zoning Ordinance, SALDO, and Tree Ordinance revisions to the Board of Supervisors for advertising and adoption. The motion carried unanimously.

ADJOURNMENT

MOTION BY Mr. Schwartz, seconded by Mr. Bittig to adjourn the November 4, 2009 meeting of the Exeter Township Planning Commission at 8:30 pm. The motion carried unanimously.

Respectfully Submitted,

John W. Bittig
Planning Commission Secretary

lrc

Correspondence to:

BOS: Rite Aid Pharmacy
BOS: Zoning/SALDO/Tree Ordinance revisions